

Approved

***City of York Planning Commission
March 22, 2021
Minutes***

Members present:

Chairperson Wendy Duda
Matt Hickey (virtual)
Maria Duncan
Charles Brewer
Ron Parrish
Arthur Lowry
Francine Mills (virtual)

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Antonio Wade
David Hensley

Chairperson Wendy Duda called the meeting to order at 6:05 pm.

The first item of business was approval of the draft Minutes from the February 22, 2021 meeting.

Upon a Motion by Maria Duncan, seconded by Ron Parrish, the Commission unanimously approved the draft Minutes as submitted.

For the second item of business, Chairperson Duda opened the floor for comments from the public on agenda items.

It was noted that no comments from the public were received regarding any of the agenda items.

The third item of business was a special exception application and conceptual site plan for a proposed residential subdivision (Bellina) on Hunter Street near Hunter Street Elementary School.

Planning Director Breakfield indicated the following regarding the application:

1. Several iterations of this project have been discussed at previous Planning Commission (PC) meetings. City staff has advised the applicant of design concepts included in previously-approved projects. The applicant has tailored the submitted application and plan to include feedback received at previous meetings as well as design concepts included in similar, previously-approved projects.

2. The PC must render a recommendation to the Board of Zoning Appeals (BZA) regarding the special exception application and conceptual site plan. The BZA will consider the PC recommendation, conduct a public hearing, receive public feedback and make a final decision on the matter.

Upon a Motion by Matt Hickey, seconded by Arthur Lowry, the Commission unanimously recommended approval of the application as submitted.

The fourth item of business was a special exception application and conceptual site plan for a proposed 4-lot residential subdivision on Ole Eastpointe Drive.

Planning Director Breakfield indicated the following regarding the application:

1. City staff has advised the applicant of design concepts included in similar, previously-approved projects and the applicant has tailored the submitted application and plan to include such important design concepts.
2. This project is basically an extension of the existing Ole Eastpointe community; therefore, City staff has advised the applicant that the project design should be sensitive to the existing community. To that end, the applicant has incorporated the private restrictive covenants for the community into the requirements for the proposed 4-lot project. Such requirements relate to façade materials, minimum roof pitch, etc.
3. The PC must render a recommendation to the Board of Zoning Appeals (BZA) regarding the special exception application and conceptual site plan. The BZA will consider the PC recommendation, conduct a public hearing, receive public feedback and make a final decision on the matter.

Upon a Motion by Arthur Lowry, seconded by Maria Duncan, the Commission unanimously recommended approval of the application as submitted.

The fifth item of business was approval of the revised Official Zoning Map.

After review and by affirmation, the Official Zoning Map was unanimously approved as submitted.

There being no further business, the meeting was adjourned at 7:00 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 3/22/2021
Seth Duncan, City Manager